139.0	0006	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,097,500 / 1,097,500
					USE VALUE:	1,097,500 / 1,097,500
					ASSESSED:	1,097,500 / 1,097,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
112		JASON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KLEIMAN STEVEN L & BEVERLY
Owner 2:	TRS/112 JASON ST TRUST
Owner 3:	
Street 1:	112 JASON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KLEIMAN STEVEN L & BEVERLY -
Owner 2:	-
Street 1:	112 JASON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,337 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1919, having primarily Clapboard Exterior and 2580 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8337.000	490,300	4,100	603,100	1,097,500
Total Card	0.191	490,300	4,100	603,100	1,097,500
Total Parcel	0.191	490,300	4,100	603,100	1,097,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 425.39 | /Parcel: 425.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 89521
GIS Ref:
GIS Ref:
Insp Date: 11/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 139.0-0006-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	490,200	4100	8,337.	603,100	1,097,400	1,097,400	Year End Roll	12/18/2019
2019	101	FV	364,400	4100	8,337.	636,600	1,005,100	1,005,100	Year End Roll	1/3/2019
2018	101	FV	364,400	4100	8,337.	469,100	837,600	837,600	Year End Roll	12/20/2017
2017	101	FV	364,400	4100	8,337.	449,000	817,500	817,500	Year End Roll	1/3/2017
2016	101	FV	364,400	4100	8,337.	415,500	784,000	784,000	Year End	1/4/2016
2015	101	FV	355,000	4100	8,337.	348,500	707,600	707,600	Year End Roll	12/11/2014
2014	101	FV	311,800	4100	8,337.	340,400	656,300	656,300	Year End Roll	12/16/2013
2013	101	FV	311,800	4100	8,337.	324,300	640,200	640,200		12/13/2012

!10773!

PRINT

Date	Time
12/11/20	01:02:56

LAST REV

Date	Time
04/02/19	13:50:11

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10773

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KLEIMAN STEVEN	53131-599		7/2/2009	Family	10	No	No		
	13489-446		7/1/1978		81,300	No	No		Y

USER DEFINED

Prior Id # 1:	89521
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/12/2016	1235	Porch	15,000	C				REBUILD PORCH
10/7/2014	1320	New Wind	6,000					
10/1/2013	1450	Redo Bat	34,200	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	MEAS&NOTICE	HS	Hanne S
3/4/2014	Info Fm Prmt	EMK	Ellen K
2/13/2009	Meas/Inspect	336	PATRIOT
10/31/2000	Hearing Chag		
11/10/1999	Meas/Inspect	264	PATRIOT
2/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8337		Sq. Ft.	Site		0	90.	0.80	10									603,100						603,100	

Total AC/HA: 0.19139 | Total SF/SM: 8337 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 603,100 | Spl Credit | Total: 603,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1919	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.05697668
Const Adj.:	1.01989794
Adj $ / SQ:	134.751
Other Features:	78800
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	602310
Depreciation:	112030
Depreciated Total:	490280

COMMENTS

TOILET IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

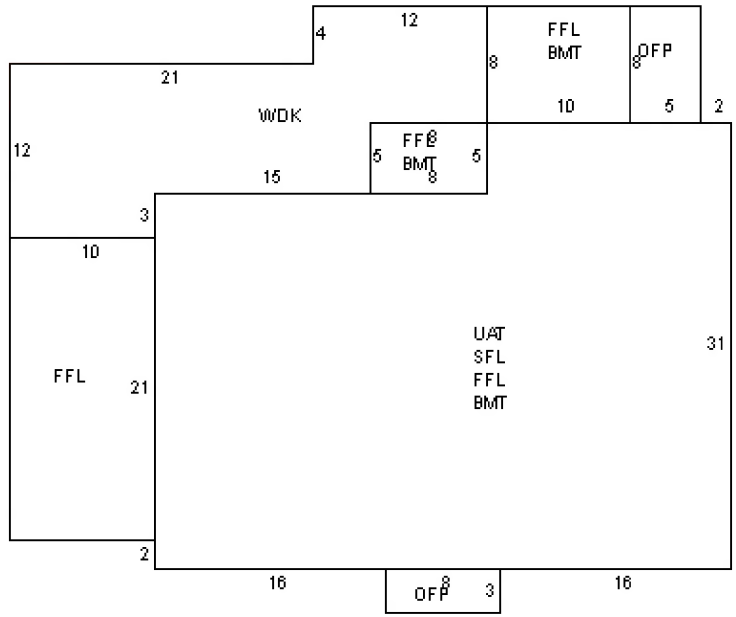
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	163.05
Special Features:	0	Val/Su Net:	108.83
Final Total:	490300	Val/Su SzAd	190.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,455	134.750	196,063
BMT	Basement	1,245	40.430	50,330
SFL	Second Floor	1,125	134.750	151,595
WDK	Deck	335	9.160	3,070
UAT	Upper Attic	281	53.900	15,159
OFP	Open Porch	64	43.120	2,760
	Net Sketched Area:	4,505	Total:	418,977
Size Ad	2580	Gross Are	5349	FinArea 2580

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

139.0-0006-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	16X18	A	AV	1930	23.68	T	40	101			4,100			4,100

More:	N	Total Yard Items:	4,100	Total Special Featues:		Total:	4,100

IMAGE

AssessPro Patriot Properties, Inc